S 825 FT OF NE1/4 OF NE1/4 EX BE
635.80 FT FOR POB, S 160 FT, W 2
E 274 FT TO POB. & EX 14.57 AC D

DARLING PETER C/DARLING MELINDA
291 SW ARBOR LN
LAKE CITY, FL 32024

2027

31-3S-16-02413-001

BUILDING CHARACTERISTICS

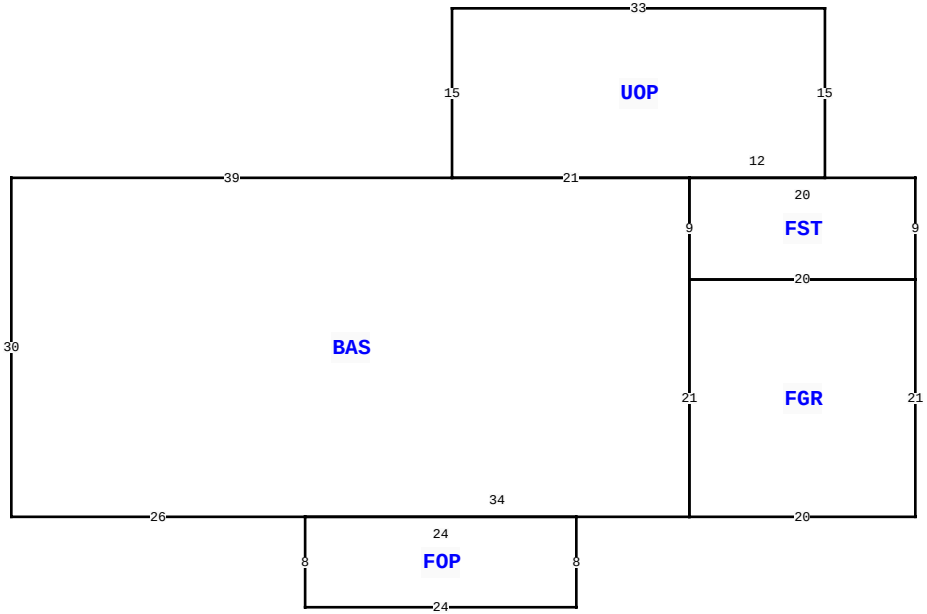
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	149,807
FGR	420	55		231	19,225
FOP	192	30		58	4,827
FST	180	55		99	8,239
UOP	495	20		99	8,239
TOTALS	3,087			2,287	190,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,287	116.4000	128.04	292,827	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1800 HX Base Yr 2021



291 SW ARBOR LN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	13,608	
3	0040	BARN,POLE	0	100	40	48	1.00	UT	0.00	0.00	100	0	0	3	100	350	
4	0166	CONC,PAVMT	0	100	42	46	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
5	0040	BARN,POLE	0	100	24	50	1,200.00	UT	1.00	1.00	50	2000	2000	3	50	600	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	6,800.00	6,800.00	100	2023	2022		100	6,800	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,338
TOTAL MARKET OB/XF VALUE		25,958
TOTAL LAND VALUE - MARKET		75,500
TOTAL MARKET VALUE		291,796
SOH/AGL Deduction		58,985
ASSESSED VALUE		232,811
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,400
TOTAL JUST VALUE		291,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052048	Electrical Servic	0	01/13/2025
000042599	Storage Building	7,800	08/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/1005	8/24/2020	WD	Q	I	01	280,000

GRANTOR: DONALD K & PHYLLIS W

GRANTEE: PETER C & MELINDA D

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S30 E26 FOP= S8 E24N8 W24$ E34 FGR= E20 N21 W20 S21$ N21 FST= E20 N9 W20 S9$ N9 UOP= E12 N15 W33 S15 E21$ W21$.

LAND DESCRIPTION

TOTAL OB/XF 25,958

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	6.55	AC		1.00	1.00	1.00	10,000.00	10,000.00	65,500							

REVIEW DATE 02/06/2025 BY TW Total Acres: 7.55 Total Land Value: 75,500 Market: 0 Agricultural: 0 Common: 75,500 PRINTED 11/17/2026 BY SYS